

051.0

0004

0010.B

Map

Block

Lot

1 of 1

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

220,300 / 220,300

USE VALUE:

220,300 / 220,300

ASSESSED:

220,300 / 220,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0 LOT		COURT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HAJJAR CHARLES C /TRUSTEE	
Owner 2: CITIZENS SIX REALTY TRUST	
Owner 3:	

Street 1: 30 ADAMS ST

Street 2:

Twn/City: MILTON

St/Prov: MA Cntry Own Occ: N

Postal: 02186 Type:

PREVIOUS OWNER

Owner 1: THREE MASS REALTY LLC -

Owner 2: -

Street 1: 1278 HOOKSETT RD

Twn/City: HOOKSETT

St/Prov: NHMA Cntry

Postal: 03106

NARRATIVE DESCRIPTION

This Parcel contains .047 Sq. Ft. of land mainly classified as Parking Lot

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

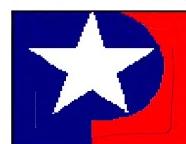
Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
337	Parking Lot		2042	7,682 Sq. Ft.	Site		0	44.	2.40 CG											215,736						215,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct							
337							2042.000		4,600		215,700		220,300										35624					
																									GIS Ref			
																									GIS Ref			
																									Insp Date			
																									10/04/18			

**USER DEFINED**

Prior Id # 1: 35624

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type:				Full Bath:	Rating:			PART OF CITIZENS BANK SITE, FACTOR W/LOT 11A.																		
Sty Ht:				A Bath:	Rating:																					
(Liv) Units:		Total:		3/4 Bath:	Rating:																					
Foundation:				A 3QBth:	Rating:																					
Frame:				1/2 Bath:	Rating:																					
Prime Wall:				A HBth:	Rating:																					
Sec Wall:		%		OthrFix:	Rating:																					
Roof Struct:				OTHER FEATURES				RESIDENTIAL GRID																		
Roof Cover:				Kits:	Rating:			1st Res Grid	Desc:	# Units																
Color:				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
View / Desir:				Frl:	Rating:			Other																		
GENERAL INFORMATION				WSFlue:	Rating:			Upper																		
Grade:				CONDOS INFORMATION				Lvl 2																		
Year Blt:		Eff Yr Blt:		Location:				Lvl 1																		
Alt LUC:		Alt %:		Total Units:				Lower																		
Jurisdict:		Fact:	.	Floor:				Totals	RMs:	BRs:	Baths:		HB													
Const Mod:				% Own:				REMODELING				RES BREAKDOWN														
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRS	FL													
INTERIOR INFORMATION				DEPRECIATION				Interior:																		
Avg Ht/FL:				Phys Cond:	0.0	%		Additions:																		
Prim Int Wal				Functional:		%		Kitchen:																		
Sec Int Wall:	%			Economic:		%		Baths:																		
Partition:				Special:		%		Plumbing:																		
Prim Floors:				Override:		%		Electric:																		
Sec Floors:	%			Total:	0	%		Heating:																		
Bsmnt Flr:				CALC SUMMARY				General:																		
Subfloor:				Basic \$ / SQ:				COMPARABLE SALES																		
Bsmnt Gar:				Size Adj.: 1.00000000				Rate	Parcel ID	Typ	Date	Sale Price														
Electric:				Const Adj.: 16.00000000																						
Insulation:				Adj \$ / SQ:																						
Int vs Ext:				Other Features: 0																						
Heat Fuel:				Grade Factor:																						
Heat Type:				NBHD Inf: 1.00000000																						
# Heat Sys:				NBHD Mod:																						
% Heated:		% AC:		LUC Factor: 1.00																						
Solar HW:		Central Vac:		Adj Total: 0					Juris. Factor:																	
% Com Wal		% Sprinkled		Depreciation: 0					Special Features: 0																	
				Deprecated Total: 0					Final Total: 0																	
MOBILE HOME				Make:			Model:		Serial #:		Year:		Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 051.0-0004-0010.B												IMAGE										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value								
85	Paving	D	Y	1	1500	A	AV	1990	4.00	T	23.2	337			4,600				4,600							
More: N	Total Yard Items:	4,600	Total Special Features:		Total:	4,600	AssessPro Patriot Properties, Inc																			